GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department – APTIDCO – PMAY (U) - AHP (G+3) - Navaratnalu - Pedalandariki Illu - Permission to the M.D., A.P. TIDCO, Vijayawada, (1) To allot the 300 sft houses for 1,43,600 beneficiaries at a nominal amount of Rs.1/- (One Rupee) only, (2) To revise the existing upfront beneficiary contribution for 365 sft houses & for 430 sft houses, by 50% and thereby fix Rs.25,000/- for the 365 sft houses and Rs.50,000/- for the 430 sft houses to be collected from the beneficiaries as upfront contribution (3) To refund the beneficiary contribution with due certification from respective ULBs and (4) to officially name the TIDCO Colonies as **PMAY (U) - YSR JAGANANNA NAGARs –** Accorded - orders – Issued.

MUNICIPAL ADMINISTRATION &URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.Ms.No.21 Dated: 23-03-2021.
Read the following: -

1. G.O.Ms.No.149, M.A. & U.D. (UH) Department, dated 15-04-2017.
2. G.O.Ms.No.154, M.A. & U.D. (UH) Department, dated 20-04-2017.
3. G.O.Ms.No.58, M.A. & U.D. (UH) Department, dated 06-02-2018.
4. From the Managing Director, APTIDCO, Letter No.72/APTIDCO/2020, Dated 08-12-2020..

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O R D E R:

Government is implementing Pedalandariki Illu under Navaratnalu as a flag ship program to provide 30.75 lakh pacca houses to homeless poor families in the State including the Pradhan Mantri Awas Yojana (Urban) - AHP, G+3 houses in three categories - 300 sft, 365 sft & 430 sft type of houses. These houses are under construction by the APTIDCO.

2. In the G.Os., 1st and 2nd read above, Government fixed the upfront beneficiary contribution as Rs.500/- for the 300 sft category, Rs.50,000/- for the 365 sft category & Rs.1,00,000/- for 430 sft category.

3. In the G.O. 3rd read above, Government accorded administrative sanction for Rs.38,265.88 crores for construction and completion of 5,00,000 dwelling units under AHP Vertical PMAY (U) by 2019, which includes Government of India Share of Rs.7,500.00 crores, Government of Andhra Pradesh Share Rs.13,035.00 crores (which includes State Subsidy component Rs.7,500.00 crores, external infrastructure Rs.4,500.00 crores and land acquisition cost Rs.1035.00 Crores) and beneficiary share Rs.17,730.88.00 crores. Government also fixed beneficiary share @ Rs.2,65,000/- for 300 sft dwelling unit under Category-I; Rs.3,65,000/- for 365 sft dwelling unit for Category-II and Rs.4,65,000/- for 430 sft dwelling unit for Category- III. Permission was accorded to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO), Vijayawada to tie up the funds with financial institutions with Government Guarantee for the loans towards State Share.

4. The MD, APTIDCO, Vijayawada in his letter 4th read above, has stated that as on 1st May, 2019, APTIDCO has grounded 3,13,832 houses of various categories. However he has stated that contributions have been received from the beneficiaries between 2017 and 2019 which include un-allotted applicants also. The respective ULBs have collected Beneficiaries contribution and transferred Rs.854.00 Cr to APTIDCO. In this, Rs.693.74 Cr is towards Upfront Contribution by the beneficiaries and remaining Rs.160.26 Cr is from Bank loan tied up in favour of the beneficiaries. He has further stated that the amounts received from finally un-allotted applicants has to be refunded. On 01.12.2020 the Hon'ble Chief Minister has announced in the Legislative Assembly that 300 sft TIDCO houses shall be allotted to the finalized eligible beneficiaries for Rs.1/- (One Rupee) only and out of the existing Beneficiary Upfront Contribution of Rs 50,000 for 365 Sft. and Rs 1 lakh for 430 Sft category of houses 50% shall be borne by

the State Government i.e., Rs 25,000 for 365 Sft Houses and Rs.50,000 for 430 Sft houses.

5. He has further stated that during the meeting on the "Preparedness of Departments for the distribution of House sites on 25th Dec 2020" conducted on 07.12.2020, the Hon'ble Chief Minister has instructed (2) To refund the already collected contributions from beneficiaries of 300 sft type of houses including the upfront amount and the Bank loan amount, (2) To refund the Beneficiaries Upfront contribution if already collected beyond Rs 25,000/- from the beneficiaries of the 365 sft houses and (3) To refund the beneficiary upfront contribution if already collected beyond Rs 50,000 from the beneficiaries of 430 sft type of houses. He has therefore, stated that in view of the said changes, the Original Financial Sharing Pattern for the TIDCO houses will get revised as below:

Revised Financial Sharing Pattern for the TIDCO Units (Amount in Rs. Lakhs).

S. No.	Unit type (in sft)	Cost of the Unit	Govt. of India	**Beneficiary Contribution**			Balance + Infra by State Govt
				upfront	Bank Loan	Total	
1	300	6.55	1.50	Rs.1/-	0	Rs.1/-	5.05
2.	365	7.55	1.50	Rs.25,000/-	3.15	3.40	2.65
3.	430	8.55	1.50	Rs.50,000/-	3.65	4.15	2.90

6. He has stated that on account of the above changes, the Government share becomes Rs. 7,251.80 Cr. @ Rs. 5.05 lakhs/unit for the 1,43,000 houses of 300 sft type and the State Government have to bear an additional burden of Rs.482.32 Cr. (Rs.110.76 Cr. for 365 sft & Rs.371.56 Cr. for 430 sft beneficiaries) for 44,304 houses of 365 sft type and for the 74,312 houses of 430 sft type. He has therefore, requested the Govt., to issue necessary orders in the matter.

7. After careful examination of the matter, Government hereby accord permission to the M.D., A.P.TIDCO:

(1)	to allot the 300 sft houses for 1,43,600 beneficiaries at a nominal amount of Rs.1/- (One Rupee) only.
(2)	to revise the existing upfront beneficiary contribution of Rs.50,000 for 365 sft houses & Rs.1.00 lakh for 430 sft houses, by 50% and thereby fix Rs.25,000/- for the 365 sft houses and Rs.50,000/- for the 430 sft houses to be collected from the beneficiaries as upfront contribution.
(3)	to refund the beneficiary contribution with due certification from respective ULBs as follows:- a. The contributions already collected from beneficiaries of 300 sft type of houses including the upfront amount and the Bank loan amount. b. The beneficiaries' upfront contribution if already collected beyond Rs.25,000/- from the beneficiaries of the 365 sft type of houses. c. The beneficiaries' upfront contribution if already collected beyond Rs.50,000 from the beneficiaries of 430 sft type of houses d. The Beneficiaries Contribution collected from the applicants/non-allottees of TIDCO houses who have paid earlier to the ULBs.
(4)	to officially name the TIDCO Colonies as **PMAY (U) - YSR JAGANANNA NAGARs** .

8. The above approval is subject to tie-up the funds by the APTIDCO for the aforesaid purpose

9. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO), Vijayawada, shall take further action Accordingly

10. This order is issued with the concurrence of the Finance (FMU.MA&UD) Department vide their U.O. No: FIN01-FMU0ASD/302/2020 (Computer No: 1306379), dated 09-02-2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVT.,

To
The Managing Director,
Andhra Pradesh Township & Infrastructure Development Corporation Limited,
4th Floor, NTR Administration Block, PN Bus Station, Vijayawada.
Copy to:
The Commissioner & Director, Municipal Administration,
Gorantla, Guntur.
The PS to Addl. Secretary to Hon'ble C.M
The PS to C.S. to Government
The P.S. to Hon'ble Minister (MA&UD)
The PS to Special Chief Secretary to Govt, MA&UD Department
The Housing Department.
The Finance (FMU.MA&UD) Department
Sf/Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER